

EDGAR FLOYD ELLINGBURG, GRANTOR

TO

WARRANTY DEED

JOHN TRENTON ELLINGBURG, ET UX  
GRANTEES

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations receipt of which is acknowledged I, Edgar Floyd Ellingburg, a single person, sell, convey and warrant to John Trenton Ellingburg and his wife, Merry C. Ellingburg, as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi, described as follows, to-wit:

2 acres more or less in the south half of Section 26, Township 2 South, Range 9 West, described as: COMMENCING at an iron pin on the north line of the south half of said Section 26, said pin being 2425.47 feet west of the northeast corner of said south half; thence south 1° 51' 52" east with the west line of the Dlugach 8.765 acre tract 766.0 feet to a iron pin; thence south 57° 04' 08" west with the Dlugach line 60.7 feet to an iron pin at the point of beginning at the herein described tract; thence with the Dlugach line south 13° 50' 42" east 677.25 feet to a point in the center of State Highway #301; thence south 66° 52' 37" west 217.94 feet along the center line of said road to a point; thence north 5° 25' 41" west along the west line of the southeast quarter of said Section 26, a distance of 727 feet to a point; thence north 84° 30' east 100 feet to the point of beginning.

The warranty in this deed is subject to the right-of-way for Mississippi State Highway #301, with rights of way and easements for public utilities and subdivision and zoning regulations in effect in DeSoto County.

For the consideration mentioned the Grantor conveys to the Grantee all of the land lying between the west line of the above described land and an established fence line on the east line of the Dean property, said strip having been in the possession of the Grantor and his predecessors in title for more than ten (10) years.

Also for the consideration mentioned the Grantor conveys to the Grantees an easement retained in the deed from Mrs. Myrtis M. Ellis to Jerry B. Dlugach and wife, dated May 16, 1970, recorded in Book 84, page 153, for a septic tank disposal field on the Dlugach land and serving the dwelling house located on the above described 2 acre tract.

Also included in this conveyance are a 500 gallon propane gas tank, 1 air conditioner, 1 electric kitchen stove and all drapes and curtains located in the residence on the above described land.

Possession will be given on delivery of this deed with taxes for 1978 to be prorated between the parties.

WITNESS my signature, this 22<sup>nd</sup> day of November, 1978.

Edgar F. Ellingburg  
GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Edgar Floyd Ellingburg, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 22<sup>nd</sup> day of November, 1978.

My commission expires: Nov 24 1979

Sarah Bethune  
Notary Public

STATE OF MISSISSIPPI, DESOTO COUNTY  
I certify that the within instrument was filed for record at 1 o'clock and 45 minutes P. M., 22 day of Nov., 1978 and that the same has been recorded in Book No. 137, Page 654 records of Warranty First Deeds of said County.  
Witness my hand and seal this 27 day of November, 1978  
FEES 3.00 3.00 SEAL H. H. Jernigan CLERK